

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: October 12, 2015

COUNCIL DISTRICT: 5

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT OWNER	City of Fort Worth/ Code Compliance Annie Eliza Lewis Estate
LOCATION	5216 Turner Street
ZONING/ USE (S)	A-7.5/HC
NEIGHBORHOOD ASSOCIATION	Stop Six: Sunrise Edition

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

The applicant requests a Certificate of Appropriateness to demolish the main structure.

APPLICABLE ZONING ORDINANCE REQUIREMENTS

Zoning Ordinance Article 5. Section 4.504

4. Certificate of appropriateness: demolition or relocation.

a. *Loss of significance:* The historic and cultural landmarks commission may approve a certificate of appropriateness for demolition or relocation when it has determined that the structure is no longer significant. In making this determination, the historic and cultural landmarks commission must find that the owner has established by a preponderance of the evidence that the structure has undergone significant and irreversible changes which have caused the structure to lose the significance and/or quality or features which qualified the structure for historic designation.

b. *Economic hardship:* The owner of a property denied a certificate of appropriateness based on loss of significance shall have the right to introduce evidence to establish that the owner will suffer an unreasonable economic hardship if the certificate of appropriateness is not issue for the demolition or relocation of the structure.

i. The owner shall have the burden of establishing by a preponderance of the evidence that an unreasonable hardship exists under the criteria set forth in Section 4.506

ii. If the historic and cultural landmarks commission finds that the owner has failed to establish by a preponderance of the evidence that an unreasonable economic hardship exists, the certificate of appropriateness shall be denied.

iii. If the historic and cultural landmarks commission finds that the owner has satisfied by a preponderance of the evidence that an unreasonable economic hardship exists, the certificate of appropriateness may be issued with or without the following conditions. The historic and cultural landmarks commission may delay the issuance of the certificate of appropriateness up to 180 days after the date of the public hearing; may require the preparation of a salvation plan; documentation of the property; and/or the preservation of trees, shrubs and other landscaping of substantial significance. These conditions shall be in compliance with all other city codes and ordinances.

5. Certificate of appropriateness, economic hardship:

a. If the historic and cultural landmarks commission finds that an owner of a property is not entitled to a certificate of appropriateness as a result of loss of significance, the owner shall have the right to introduce evidence to establish that the owner will suffer an unreasonable economic hardship if the certificate of appropriateness is not issued for the proposed demolition or relocation. The owner shall have the burden of establishing by a preponderance of the evidence that an unreasonable economic hardship exists under the criteria set forth in Section 4.506

b. If the owner does not establish that an unreasonable economic hardship exists, the certificate of appropriateness shall be denied.

c. If the owner does establish that an unreasonable economic hardship exists, the historic and cultural landmarks commission may delay the issuance of a certificate of appropriateness for up to 180 days from the date of the public hearing and may require the preparation of a salvage plan, documentation of the property and/or the preservation of trees, shrubs and other landscaping of substantial significance. These conditions shall be in compliance with all other city codes and ordinances.

Zoning Ordinance Article 5. Section 4.506- Unreasonable economic hardship: removal, demolition or relocation.

A. *Declaration of unreasonable economic hardship.* The historic and cultural landmarks commission may declare that an unreasonable economic hardship exists as a basis for:

1. Recommending removal of the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation; or

2. Issuing a certificate of appropriateness approving the demolition or relocation of property designated or pending designation as highly significant endangered or historic and cultural landmark or located in an area designated or pending designation as an historic and cultural landmarks district.

B. *Burden of proof.* When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

1. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
2. The structure or property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
3. The owner has failed to find a purchaser or tenant for the property during the previous two years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

C. Claim for historic and cultural landmarks districts. Owners of individual structures or sites located in an historic and cultural landmarks district are entitled to a certificate of appropriateness for demolition or relocation upon proof of unreasonable economic hardship; however, an historic and cultural landmarks district designation shall be removed only from the entire district, upon proof that the designation results in an unreasonable economic hardship to the district as a whole. Individual structures or sites shall not be removed from an historic and cultural landmarks district.

D. Consultation and search for alternatives. The owner, persons or entities who have executed a sales contract or option contract for purchase of the property, or their representatives, the historic and cultural landmarks commission, local preservation groups and interested parties shall consult in good faith, as outlined in Section 4.504(D) in a diligent effort to seek alternatives that will eliminate the unreasonable economic hardship and preserve the structure or property.

E. Proof of hardship: As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and cultural landmarks commission by affidavit:

1. For all structures and property:
 - a. The past and current use of the structures and property;
 - b. The name and legal status (e.g., partnership, corporation) of the owners;
 - c. The original purchase price of the structures and property;
 - d. The assessed value of the structures and property according to the two most recent tax assessments;
 - e. The amount of real estate taxes on the structures and property for the previous two years;

- f. The date of purchase or other acquisition of the structures and property;
- g. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two years;
- h. All appraisals obtained by the owner or applicant within the previous two years in connection with the owner's purchase, financing or ownership of the structures and property;
- i. Any listing of the structures and property for sale or rent, price asked and offers received;
- j. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- k. Any replacement construction plans for proposed improvements on the site;
- l. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- m. The current fair market value of the structure and property as determined by a qualified appraiser.
- n. Estimate of the cost of the proposed demolition or relocation (construction and alteration are not applicable to this section) and an estimate of any additional cost that would be incurred to comply with the design guidelines.
- o. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.

2. For income producing structures and property:

- a. Annual gross income from the structure and property for the previous two years;
- b. Itemized operating and maintenance expenses for the previous two years; and
- c. Annual cash flow, if any, for the previous two years.

3. In the event that the historic and cultural landmarks commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and cultural landmarks commission shall notify the owner. Failure by the owner to submit such information to the historic and cultural landmarks commission within 15 days after receipt of such notice, which time may be extended by the historic and cultural landmarks commission, will be grounds for denial of the owner's claim of unreasonable economic hardship.

APPLICABLE STOP SIX DESIGN GUIDELINES

Demolition and Relocation

The intent of the historic district is preserve historic buildings, materials and features. Demolition of a building considered as contributing to the historic character of the district shall be avoided unless a preponderance of evidence can prove that the structure is a threat to the safety of the public or could not reasonably be rehabilitated either structurally or economically. It is not considered reasonable to rehabilitate a structure where the rehabilitation shall leave it devoid of all original materials or features. The relocation of buildings from inside the district to locations outside the district shall be considered in the same manner as demolition for the purposes of considering the appropriateness of the action. Relocation of buildings from outside of the district to a location within the district shall be considered appropriate only when the structure to be moved is architecturally, materially, and dimensionally compatible with the surrounding neighborhood. The demolition and relocation of buildings considered to be noncontributing to the character of the district shall be allowed with the appropriate approvals.

Appropriate	Not Appropriate
<ul style="list-style-type: none"> • Removing or demolishing building or site features that do not contribute to the character, integrity or significance of the building or site. • Removing later additions that cover, harm, or mask original or significant architectural features. • Demolishing a building found to be a threat to public safety after the appropriate documentation has been completed. • Demolishing an accessory structure where the demolition would not adversely affect the primary structure or site. • Replacing demolished buildings in accordance with the guidelines for new construction within this district. 	<ul style="list-style-type: none"> • Demolishing historically or architecturally significant buildings or site features that contribute to the district. • Demolishing a building or site feature that would have a detrimental impact on the public interest or adversely impact the visual character of the block or neighborhood. • Removing features of a building which contribute to its significance that may leave the building devoid of integrity or character and cause a de facto demolition. • Demolishing or removing structural elements that would lead to structural deficiencies and demolition by neglect. • Demolishing a building that is of an old, unusual or uncommon design that could not be reproduced without great difficulty or expense.

FINDINGS/RECOMMENDATIONS

At the July 13, 2015 HCLC meeting, the Commission reviewed a Request for Determination for this site. The Commission determined that the structure cannot be reasonably rehabilitated.

The structure at 5216 Turner Street is a one story residence. Tarrant County Appraisal District lists the structure's construction date as 1940. The structure is a Minimal Traditional Style residence and is identified by its simple rectangular building form, front stoop with shed roof,

asbestos siding, six-over-one wood windows, and low pitched side gable roof. It is a contributing structure in the Stop Six: Sunrise Edition Historic District.

The residence is in poor condition due to deterioration and neglect. The roof is sagging heavily. The exterior walls are bowing. A portion of the rear wall and roof have collapsed. It is unknown how many original windows and doors still exist. The openings are boarded up and only some windows are visible in the rear room with the collapsed exterior wall. Preservation and Code Compliance Staff were unable to view the rest of the interior due to the deteriorated condition of the structure.

Loss of Significance

Per the Historic Preservation Ordinance (Article 5 Section 4.504), the HCLC may approve a certificate of appropriateness for demolition when it has determined that the structure is no longer significant. In making this determination, the historic and cultural landmarks commission must find that the owner has established by a preponderance of the evidence that the structure has undergone significant and irreversible changes which have caused the structure to lose the significance and/or quality or features which qualified the structure for historic designation.

Does the structure still retain any significant exterior architectural features that define the character of the structure and qualify as a contributing structure in the historic district?

Yes. The structure still retains its original building and roof form, and original siding, though it is in disrepair

In its present condition, does the structure still contribute to the historic district?

Yes.

What evidence has the applicant provided to support the request for demolition based on loss on historic significance?

The applicant submitted the following items to support their request for demolition.

- Photographs of the existing structures;
- Copy of Tarrant Appraisal District Real Estate Data Sheet;
- Code Compliance Building Survey Report, dated June 11, 2015.

Unreasonable Economic Hardship

Can the owner make reasonable beneficial use of or realize a reasonable rate of return on the site, regardless of whether that return represents the most profitable return possible, if the demolition is not allowed?

Unknown.

Can the structure be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return?

The site is zoned A-7.5, Single family. The property owner could rehab this structure or construct a new single family residence.

Has sale of the property been considered or attempted?

Unknown.

What evidence has the applicant provided to support the request for demolition based on loss on economic hardship?

The applicant submitted the following items to support their request for demolition.

- Photographs of the existing structures;
- Copy of Tarrant Appraisal District Real Estate Data Sheet;
- Code Compliance Building Survey Report, dated June 11, 2015.

What was the original purchase price of the property?

Unknown

What are the current values on the property?

According to Tarrant County Appraisal, the land value on this property is \$5,000. The improvements value is listed as \$100. Total property value is \$5,100.

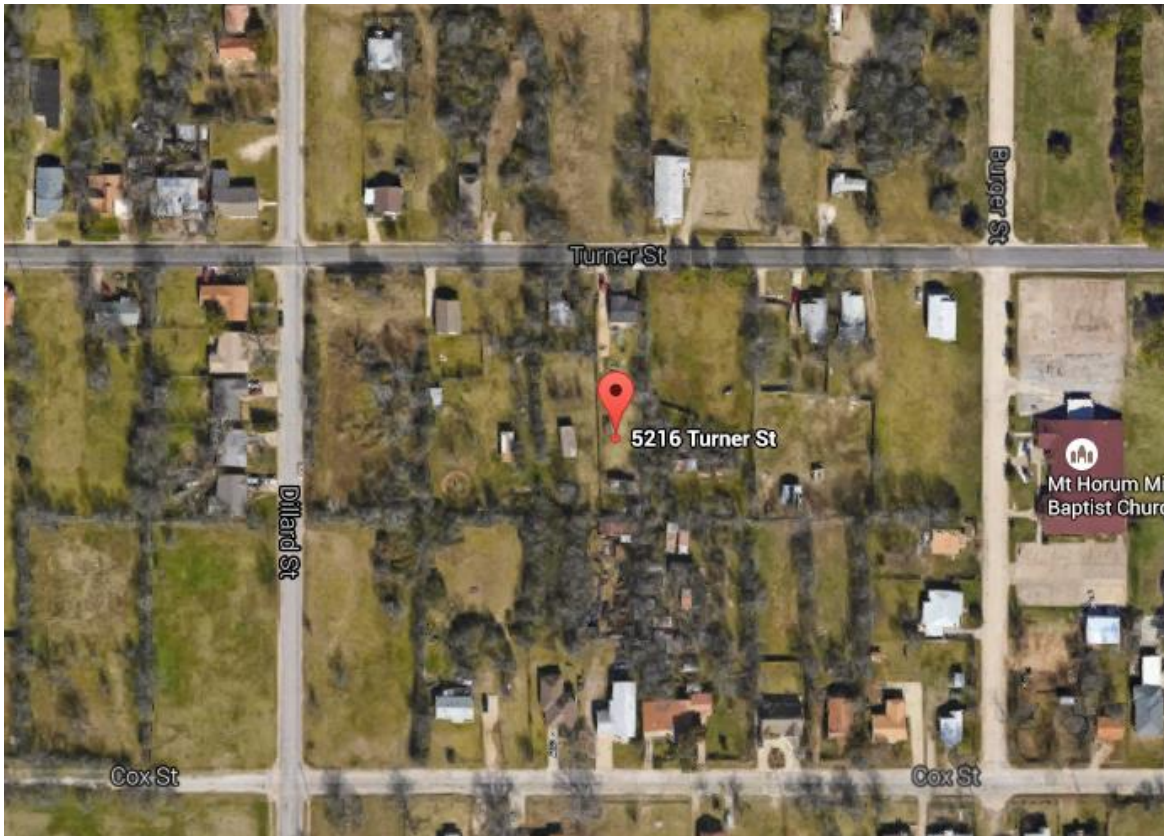
What is the estimated cost of demolition?

Unknown

What are the future plans for the site?

Unknown.

SUPPLEMENTAL INFORMATION



Aerial

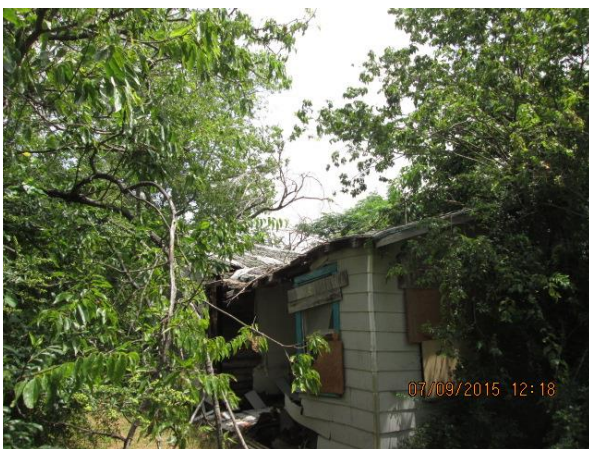


Existing North (front) Façade of Structure

Additional Images











Building Survey Report

FORT WORTH
CITY OF FORT WORTH
CODE COMPLIANCE DEPARTMENT
BUILDING SURVEY

Property Address: 5216 Turner Street (Main) Category: I II III
Legal Description: Sunrise Addition Block: 14 Lot: 4
File No.: 07-38778 Tax Account No.: 04704223

☒ Single Family Residence ☐ Two Family Residence ☐ Multifamily Residence ☐ Boarding House # of Units ☐
☐ Commercial ☐ Industrial ☐ Accessory ☐ Other Use ☐
☒ Frame ☐ Brick ☐ Stone ☐ Concrete ☐ Concrete Brick ☐ Metal 1 Story
☐ Occupied ☒ Vacant ☐ Open ☒ Secured

The above described property was inspected on June 11, 2015 by Code Compliance Officer M. Hall/E243 who may be contacted at (817) 392-8587. Violations observed by the Officer are marked below. The violation(s) must be corrected to comply with the City of Fort Worth Code of Ordinances, Chapter 7, Article IV, Minimum Building Standards Code and/or Chapter 7, Article IX, Multi-family Inspection Code.
The Officer determined: ☒ a Building Permit; ☒ a Plumbing Permit; ☒ an Electrical Permit; or ☐ Mechanical Permit is / are necessary. Permits must be obtained by an appropriately licensed contractor. Each contractor must obtain an inspection from the Department of Development upon completion of their specific work. When all violations have been corrected, the owner must call for a final inspection from the Code Compliance Department. Vacant structures may not be occupied until all violations have been corrected and approved by the Code Compliance Department.

☐ An Interior Inspection is Required ☒ An Interior Inspection was completed on 6/11/2015 by Officer M. Hall/E243 in the presence of the owner / tenant / under the authority of an Administrative Search Warrant. * Not required for damage

Owner: Simone Lewis Sr. Etal Phone: _____
Address: 3916 McGlothlen Way Richmond, CA Zip: 94806-1806
Signature: _____ DL# _____ DOB: _____
By signing above I acknowledge that the property referenced herein shall be required to come into compliance by _____. Should the property be re-inspected after that day and be identified to have Code violations, I also acknowledge that entering into a work plan does not stop any municipal court citations or further administrative actions.

CORRECTIONS MUST BE MADE TO THE ITEMS CHECKED BELOW:

SMOKE DETECTORS: ☐ Missing ☐ Inoperative ☐ Improperly Located ☐ Additional Detectors Required
APPROVED ADDRESS NUMBERS PLACED ON BUILDING: ☐ Yes ☒ No

EXTERIOR WALLS:	ROOF:	FOUNDATION:
<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Fire Dmg <input checked="" type="checkbox"/> Rotten	<input type="checkbox"/> Fire Damaged Wood	<input checked="" type="checkbox"/> Appears Inadequate Support
<input checked="" type="checkbox"/> Boards <input checked="" type="checkbox"/> Loose <input checked="" type="checkbox"/> Missing	<input checked="" type="checkbox"/> Rotten Wood on Overhang	<input checked="" type="checkbox"/> Rotten Wood
<input checked="" type="checkbox"/> Siding <input checked="" type="checkbox"/> Broken <input checked="" type="checkbox"/> Missing	<input checked="" type="checkbox"/> Rotten Rafter Tails	<input checked="" type="checkbox"/> Piers - <input checked="" type="checkbox"/> Lean <input type="checkbox"/> Missing
<input checked="" type="checkbox"/> Holes <input checked="" type="checkbox"/> Breaches	<input checked="" type="checkbox"/> Rotten Decking	<input checked="" type="checkbox"/> Cracks in Perimeter Wall
<input checked="" type="checkbox"/> Cracks <input checked="" type="checkbox"/> Buckled <input checked="" type="checkbox"/> Leans	<input checked="" type="checkbox"/> Rotten Fascia Boards	<input type="checkbox"/> Cracks in Slab
<input type="checkbox"/> Brick <input type="checkbox"/> Loose <input type="checkbox"/> Missing	<input checked="" type="checkbox"/> Shingles Missing	<input checked="" type="checkbox"/> Missing Skirting
<input checked="" type="checkbox"/> Damaged Paint	<input checked="" type="checkbox"/> Deteriorated Shingles	<input checked="" type="checkbox"/> Missing Access Cover
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Sags <input checked="" type="checkbox"/> Buckled	<input type="checkbox"/> Other _____
	<input checked="" type="checkbox"/> Collapsed <input checked="" type="checkbox"/> Holes	
	<input checked="" type="checkbox"/> Damaged Paint	
	<input type="checkbox"/> Other _____	

PROPERTY ADDRESS:

5216 Turner Street (Main) (6-11-2015)

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WINDOWS:

☐ Fire Damaged Wood
☒ Rotten Wood
☐ Broken Glass
☐ Glass Shards Not Removed
☐ Screens- ☐ Missing ☐ Damaged
☐ Burglar Bars w/No Release
☒ Bedroom Windows Boarded
☒ Damaged Paint
☐ Other _____

PORCHES:

☐ Fire Damaged Wood
☒ Rotten Wood
☐ Missing Boards
☐ Inadequate Support
☐ Support Post Loose
☒ Support Post Missing
☐ Damaged Paint
☒ Cracks / Damaged Concrete
☐ Brick- ☐ Loose ☐ Missing
☐ Other _____

STEPS:

☐ Fire Damaged Wood
☐ Rotten Wood
☐ Missing Boards
☐ Inadequate Support
☐ Handrails
☐ Missing ☐ Loose
☐ Damaged Paint
☐ Cracks / Damaged Concrete
☐ Brick - ☐ Loose ☐ Missing
☐ Other _____

DOORS

☐ Fire Damaged Wood
☒ Rotten Wood
☐ Damaged ☒ Missing
☐ Off Hinges
☐ Poor Fit
☐ Broken Glass
☐ Glass Shards Not Removed
☐ Other _____

LAVATORY:

☐ Missing
☐ Damaged
☐ Loose From Wall
☐ Faucets - ☐ Leak ☐ Broken
☐ Loose
☐ Supply Line - ☐ Leaks ☐ Missing
☐ Non-conforming Waste Line
☐ Other _____

BATHTUB / SHOWER:

☐ Missing
☐ Damaged
☐ Stopped Up
☐ Faucets - ☐ Leak ☐ Broken
☐ Loose ☐ Missing
☐ Damaged Tub/Shower Stall
☐ Other _____

WATER CLOSET:

☐ Missing
☐ No Anti-Siphon Ball Cock
☐ Stopped Up
☐ Poorly Anchored
☐ Water Leaks
☐ Runs Constantly
☐ Tank - ☐ Broken ☐ Cracked
☐ Bowl - ☐ Broken ☐ Cracked
☐ Missing Flush Handle
☐ Supply Line Disconnected
☐ Seat - ☐ Broken ☐ Missing
☐ Other _____

KITCHEN SINK:

☐ Missing
☐ Damaged
☐ Stopped Up
☐ Faucets - ☐ Leak ☐ Broken
☐ Loose ☐ Missing
☐ Trap - ☐ Leaks ☐ Missing
☐ Supply Line Leaks
☐ Supply Line Missing
☐ Non-conforming Waste Line
☐ Damaged Backsplash
☐ Damaged Countertop
☐ Other _____

WATER HEATER:

☐ Gas ☐ Electric
☐ Missing ☐ Disconnected
☐ Temp/Pressure Relief Valve
☐ Missing ☐ Damaged
☐ Drain Line - ☐ Missing
☐ Not Approved Pipe
☐ Not Extended Outside
☐ Not Elbowed Down
☐ Vent - ☐ Leaks ☐ Missing
☐ Non-confirming Vent
☐ Inadequate Combustion Air
☐ No Gas Cut Off
☐ Missing Fire Box Door
☐ Gas Supply Line Not Approved
☐ Gas Fired Located in Bed / Bath room
☐ Temp Control - ☐ Missing
☐ Damaged ☐ Inoperable

PROPERTY ADDRESS:

5216 Turner Street (Main) (6-11-2015)

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PLUMBING MISCELLANEOUS:

- ☐ Open Clean Out
☐ Water Leak - ☐ Outside
☐ Under Building ☐ Yard
☐ Vent Stack - ☐ Missing ☐ Broken
☐ Not Extended Through Roof
☐ Sewer Line - ☐ Stopped Up
☐ Running Out on Ground
☐ Other _____

INTERIOR WALLS AND CEILINGS:

- ☐ Fire Damaged Wood
☐ Cracks
☐ Holes
☐ Mold / Mildew
☐ Water Damage ☐ Smoke Damage
☐ Fire Damage
☐ Ceiling Appears to Leak
☐ No Impervious Material Around Bathtub
☐ Bathtub / Shower Enclosure ☐ Damaged
☐ Other _____

ELECTRICAL SERVICE:

- ☐ Service Panel Burned
☒ Service - ☒ Missing ☐ Not Grounded
☐ Missing - ☐ Breakers ☐ Fuses
☐ Missing - ☐ Interior Panel ☐ Exterior Panel
☒ Exposed Wiring ☐ Fire Damaged
☐ Non-conforming Wiring In Panel
☐ Burned - ☐ Wiring ☐ Outlets ☐ Switches
☐ Fixtures
☐ No GFCI Over Kitchen Counter Space
☐ No GFCI In Bathroom Circuit
☐ Outlets - ☐ Missing ☐ Loose ☐ Damaged
☐ Switches - ☐ Missing ☐ Loose ☐ Damaged
☐ Fixtures - ☐ Missing ☐ Loose ☐ Damaged
☐ Outlet Covers - ☐ Missing ☐ Loose ☐ Damaged
☐ Switch Covers - ☐ Missing ☐ Loose ☐ Damaged
☐ Extension Cords in Place of Permanent Wiring

MECHANICAL:

- ☐ Fire Damaged
☐ Non-conforming Gas Line to Space Heater
☐ Non-conforming Gas Line to Kitchen Stove
☐ A.C. / Heat Thermostat Control - ☐ Missing
☐ Damaged ☐ Inoperable
☐ No Vent Fan or Window In Bathroom
☐ Bathroom Vent Fan ☐ Damaged ☐ Missing
☐ Inoperable
☐ Other _____

FLOORS:

- ☐ Damaged
☐ Fire Damaged Wood
☐ Rotten Wood
☐ Missing Boards
☐ Holes ☐ Cracks
☐ Buckled
☐ Not Level
☐ No Impervious Material On Bathroom Floor
☐ Other _____
☐ Exterior Lights - ☐ Damaged ☐ Missing
☐ Non-conforming Wiring
☐ Other _____

APPLIANCES:

- ☐ Stove - ☐ Missing ☐ Damaged ☐ Inoperable
☐ Refrigerator - ☐ Missing ☐ Damaged ☐ Inoperable
☐ Exhaust Fan - ☐ Missing ☐ Damaged ☐ Inoperable
☐ Disposal - ☐ Missing ☐ Damaged ☐ Inoperable
☐ Dishwasher - ☐ Missing ☐ Damaged ☐ Inoperable
☐ Other _____

MISCELLANEOUS:

see supplemental

PROPERTY ADDRESS: 5211 Turner Street (Main) (6-11-2015) SUPPLEMENTAL PAGE
Ref. Case BT-38778

* Exterior only inspection of 1 story, single family wood frame w/ wood siding & composite roofing shingles structure conducted on June 11, 2015

* Synopsis - CATI status; structure has a partially collapsed roof, ~~the~~ western side ~~area~~ wall has a portion that has completely collapsed inwards.

All construction components observed that are comprised of wood are rotten and severely deteriorated. Some are to the extent of decay that they can no longer support the structure in their respective capacity.

* Roofing shingles are missing and/or severely deteriorated and provide little to no weather protection.

* Vegetation around the property/structure is so dense that 60% of the structure is not even visible, a large tree limb has also fallen onto to roof and caused further damage.

* Property/structure has not been occupied or cared for, nor had any maintenance or improvements made in over 10 years.

* TAD listed owner is reported as deceased, property taxes are delinquent.

* By: M. HAU/E243

Code Enforcement Officer
City of Fort Worth

Tarrant Appraisal District

Real Estate

07/09/2015

Account Number: 04704223
 Georeference: [40820-14-4-12](#)
 Property Location: 5216 TURNER ST, FORT WORTH, 76105



Owner Information: LEWIS SIMEON ETAL SR
 3916 MCGLOTHEN WAY
 RICHMOND CA 94806-1806

[1 Prior Owners](#)

Legal Description: SUNRISE ADDITION
 Block: 14 Lot: 4
 BLK 14 LOT 4 LESS NEC AKA: WEST 68' OF LOT 4
 Taxing Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 REGIONAL WATER DISTRICT
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database

Proposed Values for Tax Year 2015

	Land	Impr	2015 Total ††
Market Value	\$5,000	\$100	\$5,100
Appraised Value †	\$5,000	\$100	\$5,100
Approximate Size †††			864
Land Acres			0.4261
Land SqFt			18,559

† Appraised value may be less than market value due to state-mandated limitations on value increases

†† A zero value indicates that the property record has not yet been completed for the indicated tax year

††† Rounded

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$5,000	\$100	\$5,100	\$5,000	\$100	\$5,100
2013	\$5,000	\$100	\$5,100	\$5,000	\$100	\$5,100
2012	\$5,000	\$100	\$5,100	\$5,000	\$100	\$5,100
2011	\$9,600	\$100	\$9,700	\$9,600	\$100	\$9,700
2010	\$9,600	\$100	\$9,700	\$9,600	\$100	\$9,700

2015 Notice Sent:

Protest Deadline:

Exemptions:Property Data:

Deed Date: 07/29/1972
 Deed Page:
 Deed Volume: 0000000
 Instrument: 00000000000000
 Year Built: 1940
 Pct Complete: 1.00
 TAD Map: [2078-380](#)
 MAPSCO: TAR-079T
 Agent: LEWIS SIMEON

State Code: A Residential SingleFamily
 Garage Bays: 0
 Central Air: N
 Central Heat: N
 Pool: N